

AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 6, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-19986 - APPLICANT/OWNER: TBG DEVELOPMENT, LLC

**** CONDITIONS ****

The Planning Commission (6-1/rt vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. The hours of operation shall be limited to 6:00am through 9:00pm, seven days per week.
2. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-19992), and Rezoning (ZON-19990) shall be required.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plan date stamped [04/11/07], landscape plans dated 04/18/07 and building elevations [submitted at the 04/26/07 Planning Commission Meeting](#), except as amended by conditions herein.
5. The elevations shall be revised to indicate no signage along the north building elevation.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
14. Prior to the issuance of the Building Permit a cross section plan and revised site plan shall be submitted to the Planning and Development Department that increases the height of the existing 6-foot CMU block wall along the residential property line to 8-feet along all designated play areas.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
17. Submit an application for a deviation from Standard Drawing #222a for the driveways accessing this site from Grand Teton Drive and Buffalo Drive.
18. Landscape and maintain all unimproved rights-of-way, if any, on Grand Teton Drive and Buffalo Drive adjacent to this site. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

19. Submit an Encroachment Agreement for all landscaping, if any, located in the Grand Teton Drive and Buffalo Drive public rights-of-way adjacent to this site prior to occupancy of this site.
20. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-19990 and all other applicable site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The project is a request for a Site Development Plan Review for a 10,896 square-foot child care center and 8,000 square foot medical office building located on a vacant 1.87 acre site at the southwest corner of Grand Teton Drive and Buffalo Drive. Companion items to be considered concurrently include a General Plan Amendment (GPA-19992), and a Rezoning (ZON-19990).

The proposal will provide facilities for commercial uses which will serve an existing Planned Community Development district and an adjacent educational institution. In addition, the project will construct a segment of the public transportation trail along Grand Teton to Buffalo Drive. The proposal will complement the surrounding community and will not deter from the goals of the Centennial Hills Sector Plan. Staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
2/05/03	City Council approved the annexation of approximately 495 acres in various parts of the city and was effectuated on 2/14/03.
04/26/07	The Planning Commission recommended approval of companion items GPA-19992 and ZON-19990 concurrently with this application. The Planning Commission voted 6-1/rt to recommend APPROVAL (PC Agenda Item #25/ja).
<i>Related Building Permits/Business Licenses</i>	
Not Applicable	
<i>Pre-Application Meeting</i>	
2/15/07	A Pre-application meeting was held where the applicant was advised of the development standards.
<i>Neighborhood Meeting</i>	
A Neighborhood Meeting was held by the applicant on 03/28/07 and Planning staff was in attendance. The public was generally supportive of the proposal however the following comments were received to address the architectural design and use of materials: a) A requesting for the plan elevations to be more organic. b) Reduce the amount of glass on the office. c) Add stone veneer to the office.	

Field Check	
3/20/07	A visit to the property was conducted and the site was found to be a graded vacant parcel surrounded by existing single-family residential, retail, and institutional uses.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.87 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant	PCD (Planned Community Development)	U (Undeveloped) [PCD (Planned Commercial Development) General Plan Designation]
North	Single-family residential	PCD (Planned Community Development)	R-PD4: (Residential Planned Development - 4 Units Per Acre)
South	Single-family residential	PCD (Planned Community Development)	R-PD6: Residential Planned Development 6 du/acre
East	High School	PF-CC:	C-V (Civic)
West	Single-family residential	PCD (Planned Community Development)	R-PD6 (Residential Planned Development - 6 Units Per Acre)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Centennial Hills Sector Plan	X		Y
Northwest Open Space Plan	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

DEVELOPMENT STANDARDS

The following Commercial Development Standards apply pursuant to Title 19.08:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	NA	NA	Y
Min. Lot Width	100 feet	290 feet	Y
Min. Setbacks			
• Front	20	20	Y
• Side	10	36	Y
• Corner	15	15	Y
• Rear	20	34	Y

Min. Distance Between Buildings	NA	NA	Y
Max. Lot Coverage	50%	23%	Y
Max. Building Height	NA	NA	Y
Trash Enclosure	Yes	Yes	Y
Mech. Equipment	Screened	Screened	Y

The following Residential Adjacency Standards from Title 19.08.060 apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	West Property line: 24 feet South Property line: 24	35 feet 36 feet	Y
Adjacent development matching setback	Yes	Yes	Y
Trash Enclosure	50 feet	115 feet	Y

Pursuant to Title 19.12 the following Commercial Landscape standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Trees/6 Spaces	8 Trees	0 Trees	N*
Buffer: Min. Trees	1 Trees/20 Linear Feet (interior lot lines) Public Trail	14 Trees (south PL) 13 Trees (west PL)	0 Trees 0 Trees	N
TOTAL		27 Trees	27 Trees	Y
Min. Zone Width	15 Feet (along ROW) 8 Feet (along interior lot lines)		20 Feet 10 Feet	Y
Wall Height	8 Feet (along child care center play areas)		6 Feet	N*

*The project shall be conditioned to increase the wall height for compliance with the Special Use Requirements of Title 19.04.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Medical Office	2,000 sf (25% proposed medical)	1 space per 200 square feet	10		10	1	Y

General Office	6,000 sf (75% proposed General Office)	1 space per 300 square feet	20		21	1	Y
Child Care	1 space per 10 children		41		41	1	Y
SubTotal			71	3	72	3	Y
TOTAL			71		72		Y
Loading Spaces			1		1		Y
Percent Deviation							

ANALYSIS

- **General Plan and Zoning**

The project site is assigned a land use designation of PCD (Planned Community Development) with an underlying zoning of U (Undeveloped). The proposed General Plan Amendment is to SC (Service Commercial) and associated Rezone (ZON-19990) is to C-1 (Limited Commercial) which is an allowable zoning category in the General Plan.

- **Site Plan**

The project site plan depicts two the placement of a 10,896 square foot child care facility and a 8,000 square foot office building. The site is surrounded by existing planned community single-family residential development to the south, north, and west, and an educational institution to the east. The plan also includes associated hardscape improvements and a segment of the east west trending public transportation trail along the northern boundary as required per the General Plan.

- **Plan Elevations**

The project architecture proposes a contemporary ranch house design as the Child Care Center utilizing metal, stucco, stone and brick elements. A modern style is proposed for the office structure utilizing metal, stucco, and glazing. Both buildings are proposed as single story structures.

The proposal is subject to the Residential Adjacency Standards of Title 19.08. The project cross sections of the child care center indicate structure heights nearest the residential property lines along the west and south will be 8-feet. The structure will be set back 34-feet from these boundaries where 24-feet is required. The highest point of 21-feet is setback 84-feet where 63-feet is required.

- **Parking Plan**

The project proposes the eventual operation of a Medical, General Office, and Child Care Center uses. The 8,000 square foot office structure proposes to allocate floor area for 25 percent medical use and 75 percent office use. Furthermore, the Child Care Center will accommodate 190 children and 22 employees. In accordance with Title 19.04 and 19.10 the project satisfies the parking requirements with a total of 72 spaces provided where 71 is required.

- **Landscape Plan**

The project landscape plan will provide adequate landscaping in accordance with Title 19.12. The project also includes a public transportation trail as required under the General Plan.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

The proposed commercial development will complement the existing planned community development north, south, and west of the project parcel as well as the educational facility. The proposal will provide convenient services on an vacant parcel next to single family residential uses.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The project will conform to the proposed C-1 Zone, the Special Use Requirements of Title 19, the Centennial Hills Sector Plan, and the General Plan.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Vehicular access to the project site is adequate and the street capacity is capable of accommodating auto trips generated by the proposal.

4. Building and landscape materials are appropriate for the area and for the City;

The project will include the use of modern architectural treatments. Project landscaping will add to existing landscape improvements and the community character along the Grand Teton and Buffalo Drive corridors.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The building designs will add to the visual quality of the Planned Community and will result in the implementation of a progressive and aesthetically appropriate design.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

Staff finds that this project will not result in detrimental effects to human health and public safety.

PLANNING COMMISSION ACTION

The Planning Commission added condition #1 and amended #4 as the applicant submitted revised elevations at the Planning Commission Meeting.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

7

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 345 by Planning Department

APPROVALS 0

PROTESTS 0